



Entered on Docket  
June 01, 2010

A handwritten signature of Hon. Mike K. Nakagawa is located to the right of the docket entry date.

Hon. Mike K. Nakagawa  
United States Bankruptcy Judge

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Attorneys for Secured Creditor WELLS FARGO BANK, N.A., FORMERLY KNOWN AS  
WACHOVIA MORTGAGE, FSB, FORMERLY KNOWN AS WORLD  
SAVINGS BANK, FSB

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

In re

VINCE YORDANOV RAEFF,

Debtor(s).

Bankruptcy Case No. BK-S-10-14493-mkn  
Chapter 7

WELLS FARGO BANK, N.A.,  
FORMERLY KNOWN AS WACHOVIA  
MORTGAGE, FSB, FORMERLY KNOWN  
AS WORLD SAVINGS BANK, FSB'S  
ORDER TERMINATING AUTOMATIC  
STAY

Date: May 12, 2010

Time: 1:30 p.m.

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1 A hearing on Secured Creditor Wells Fargo Bank, N.A., formerly known as  
2 Wachovia Mortgage, FSB, formerly known as World Savings Bank, FSB's Motion for Relief  
3 From the Automatic Stay came on regularly for hearing in the United States Bankruptcy Court  
4 before the Honorable Mike K. Nakagawa, Ace Van Patten appearing on behalf of Secured  
5 Creditor.

6 The court having duly considered the papers and pleadings on file herein and  
7 being fully advised thereon and finding cause therefor:

8 IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

9 The automatic stay of 11 United States Code section 362 is hereby immediately  
10 terminated as it applies to the enforcement by Movant of all of its rights in the real property  
11 under the Note and Deed of Trust encumbering the real property commonly known as 5535  
12 Crescent Valley St, Las Vegas, Nevada 89148 ("Real Property"), which is legally described as:

13  
14 LOT 6 IN BLOCK 1 OF FINAL MAP OF  
15 SECTION 30 R2-45 NO. 6, AS SHOWN BY MAP  
16 THEREOF ON FILE IN BOOK 103 OF PLATS,  
PAGE 45 IN THE OFFICE OF THE COUNTY  
RECORDER OF CLARK COUNTY, NEVADA.

17 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant and/or  
18 its foreclosure trustee shall mail written notice of the time, date and place of the foreclosure sale  
19 of the Real Property to the Debtor(s) at the address for the Real Property at least 7 calendar days  
20 prior to the foreclosure sale. In the event that Movant and/or its foreclosure trustee provides at  
21 least 7 calendar days' advance notice of the time, date and place of the foreclosure sale of the  
22 Real Property in compliance with the notice requirements set forth in Chapter 107 of Nevada  
23 Revised Statutes, those notices shall be sufficient to satisfy the requirement of this Court to  
24 provide 7 days' notice to the Debtor(s).

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1 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant may  
2 offer and provide Debtor with information re: a potential Forbearance Agreement, Loan  
3 Modification, Refinance Agreement, or other Loan Workout/Loss Mitigation Agreement, and  
4 may enter into such agreement with Debtor. However, Movant may not enforce, or threaten to  
5 enforce, any personal liability against Debtor if Debtor's personal liability is discharged in this  
6 bankruptcy case.

7 APPROVED/DISAPPROVED APPROVED/DISAPPROVED

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9 ERNEST A. BUCHE, JR. WILLIAM A. LEONARD  
10 DEBTOR(S) ATTORNEY TRUSTEE

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ALTERNATIVE METHOD re: RULE 9021:

In accordance with LR 9021, counsel submitting this document certifies as follows (check one):

☐ The court has waived the requirement of approval under LR 9021.

☐ I certify that I have served a copy of this order with the motion, and no parties appeared or filed written objections.

☒ This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below [list each party and whether the party has approved, disapproved, or failed to respond to the document]:

☐ This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below [list each party and whether the party has approved, disapproved, or failed to respond to the document]:

☐ Approved.

☐ Disapproved.

☒ Failed to respond. – Debtor's Attorney/Trustee

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Submitted by:

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